SANITARY SEWER FOR THIS ADDITION

"SANITARY SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM"

TARRANT COUNTY NOT RESPONSIBLE FOR MAINTENANCE

"TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES: AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MEINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH"

PRIVATE WATER WELLS

"PRIVATE WATER WELLS WILL BE PERMITTED ON THESE LOTS"

CONSTRUCTION PROHIBITED OVER EASEMENTS

"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

PARKWAY PERMIT

"PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER. PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT."

PRIVATE MAINTENANCE

"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS. OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."

PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0155 K, MAP REVISED SEPTEMBER 25, 2009.

UTILITY EASEMENTS

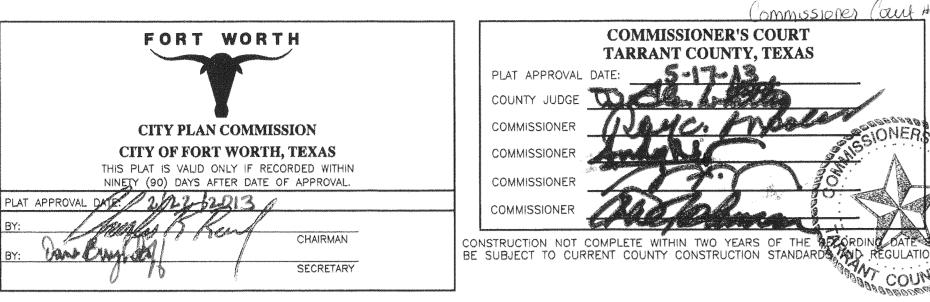
"ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."

SITE DRAINAGE STUDY

GRAPHIC SCALE - FEET

SCALE: 1'' = 50'

"A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM. THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME."



Commissioner Cauf # 115188 STRAWBERRY BRADY OAKS DR. BRADY OAKS CT. OAK CREEKS CT.

LOT 6

S 89°31'52"E 54.85"

FLOOD PLAIN ES'MT.

BY THIS PLAT (6219 S.F.)

CHARLES V. MAHAFFEY, et al VOL. 6863, PG. 1353 D.R.T.C.T.

S 80°04'10"E 231.22'

---10' UTILITY ES'MT. CAB. A, SL. 9905 P.R.T.C.T.

-25' BUILDING LINE CAB. A, SL. 9905 P.R.T.C.T.

LOT 8

EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM."

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE

LOT 5

WATER/WASTEWATER IMPACT FEES

"THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER. OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS. SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFOLW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA. NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS

"THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT

AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT

ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE

COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES

ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY."

OAK CREEKS COURT

(PRIVATE STREET) R = 70.00

LOT 9

60' R.O.W.

1327.10' TO N.E. R.O.W. LINE

JACKSBORO HIGHWAY (S.H. 199)

 $D = 44^{\circ}09'23''$

L = 53.95'

CH = 52.62'

N 30°10'15"E

CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE

VICINITY MAP NOT TO SCALE

PER F.E.M.A. MAP

PANNEL No. 48439C0155 K,

MAP REVISED SEPTEMBER 25, 2009

LOT 7

- 0.143 Ac. FLOOD PLAIN ES'MT. (6,219 S.F.)

S 89°21'01"W 441.41'

LOT 7-R BLOCK 2

MIN. F.F. EL. = 613.0

3.914 Ac. GROSS (170,486 S.F.)

3.771 Ac. NET(164,267 S.F.)

ABANDONED BY THIS PLAT

S 85'25'34"E 151.98'

S 89°45'31"E 401.87'

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF TARRANT

by metes and bounds as follows:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BASIS OF BEARINGS: SOUTH BOUNDARY LINE OF

IN CABINET A, SLIDE 9905, P.R.T.C.T.

IRF DENOTES IRON ROD FOUND

IRS DENOTES IRON ROD SET

SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED

COUNTY OF TARRANT BEFORE ME, the undersigned authority, on this day personally appeared FRANK C. MURTLAND and CARRIE W. MURTLAND, known to me to be the persons whose names are subscribed to the foregoing instrument and

WHEREAS, FRANK C. MURTLAND and CARRIE W. MURTLAND are the sole owners of the sole owners of a tract of land located in the JACOB WILCOX SURVEY, ABSTRACT No. 1728, Tarrant County, Texas according

to the deed recorded in Instrument No. D212031562, Tarrant County, Texas and more particularly described

BEING all of Lot 7, Block 2, Cottonwood Creek, an addition to Tarrant County, Texas according to the plat

THAT FRANK C. MURTLAND and CARRIE W. MURTLAND do hereby adopt this plat designating the hereinabove described real property as LOT 7—R, BLOCK 2, COTTONWOOD CREEK, an addition to Tarrant County, Texas

recorded in Cabinet A, Slide 9905 of the Plat Records of Tarrant County, Texas.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 28 + day

and do hereby dedicate to the public's use the streets and easements shown thereon.

STATE OF TEXAS

BRIANNE LACHELLE WALTERS My Commission Expires September 22, 2015

Coombs Land Surveying, Inc.

P.O. Box 11370 Fort Worth Texas 76110

(817) 920-7600 (817) 920-7617 FAX

CLS JOB No. 12-0002

*NOTE *BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Texas Registration No. 5294 RONALD W. COOMBS 5294

STATE OF THE STATE

CHARLES V. MAHAFFEY, et al VOL. 6863, PG. 1353 D.R.T.C.T.

F512-058

FINAL PLAT

LOT 7-R, BLOCK 2 COTTONWOOD CREEK

AN ADDITION TO TARRANT COUNTY, TEXAS BEING A REVISION OF LOT 7, BLOCK 2, COTTONWOOD CREEK, AN ADDITION TO TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 9905 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

SURVEYOR: COOMBS LAND SURVEYING, INC. P. O. BOX 11370 FORT WORTH, TEXAS 76110 (817) 920-7600

(831) 920-7617 FAX e-mail: ron.coombs@sbcglobal.net

OWNER: FRANK C. & CARRIE W. MURTLAND 6608 ROXANNE WAY FORT WORTH, TEXAS 76135 (817) 229-3579 e-mail: fmurtland@weirspm.com

NOTE

THE REASON FOR THIS REPLAT IS TO ABANDON THE

FLOOD PLAIN EASEMENT WITHIN LOT 7 AND DEDICATE A

NEW FLOOD PLAIN EASEMENT CONFORMING TO THE

CURRENT F.E.M.A. MAP NOTED HEREON.

1 LOT 3.914 ACRE

F9-012-058

AUGUST 27, 2012

THIS PLAT RECORDED IN INSTRUMENT # \Q\2\3\47279

-10' UTILITY ES'MT.-CAB. A, SL. 9905 P.R.T.C.T.